

Ordinance No. ____

ORDINANCE:

To grant Zoning Map
Amendment Application
MAP2008-00103, Mayor and
Council of Rockville,
Applicant, rezoning the
property located at 99
Maryland Avenue from O-1 to
O-1(HD)

WHEREAS, the Mayor and Council of Rockville, Maryland, 111 Maryland Avenue, Rockville, Maryland, filed application MAP2008-00103, requesting that the property formerly known as The Rockville Regional Library, having a street address of 99 Maryland Avenue, Rockville, Maryland, and also known as Tax Map Parcel Nos. N445, N420, N447 and P418, in the subdivision known as Original Town of Rockville, containing 85,050 square feet of land, more or less, as more fully described in Exhibit 1 attached hereto and made a part of this Ordinance, be placed in the Historic District; and

WHEREAS, the subject property, which is currently zoned O-1, was nominated for historic designation by Peerless Rockville; and

WHEREAS, the subject property was evaluated for historic, architectural and cultural significance to the City of Rockville, and the Historic District Commission found that the property met the criteria for local historic designation and recommended its placement in the Historic District; and

WHEREAS, the Mayor and Council gave notice that a public hearing on said application would be held by the Mayor and Council of Rockville in the Council Chambers in Rockville on the 31st day of March, 2008, at 7:00 p.m., or as soon thereafter as it may be heard, at which parties in interest and citizens would have an opportunity to be heard, which notice was

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published in accordance with the requirements of Article 66B of the Annotated Code of Maryland; and

WHEREAS, on the 31st day of March, 2008, the said application came on for hearing at the time and place provided for in said advertisement; and

WHEREAS, after consideration of the record on this application, the Mayor and Council has determined that the building formerly known as The Rockville Regional Library, having a street address of 99 Maryland Avenue, and also known as Tax Map Parcel Nos. N445, N420, N447 and P418, in the subdivision known as Original Town of Rockville, as more fully described in Exhibit A, is historically significant to the City.

The former Rockville Regional Library meets the City of Rockville Historic District Designation Criteria (A) for historical and cultural significance, having character, interest, or value as part of the development, heritage or cultural characteristics of the City; and Historic District Criteria (B) for architectural and design significance for embodying the distinctive characteristics of a type, period or method of construction significant in the development of the city, and representing an established or familiar visual feature of the neighborhood or community due to its singular physical characteristic or landscape.

The Rockville Public Library was completed in 1971 and was designed by noted Bethesda Architect, Stanley Arthur. The building evidences high historic integrity and is a significant example of International Style architecture in Rockville.

In 1926, Swiss architect, LeCorbusier formulated 5 points of new architecture that greatly

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contributed to the development of the style. His new architecture was defined by the use of pilotis elevating mass off the ground, separation of load bearing walls from walls subdividing space, the free façade – not defined by load bearing walls, the long horizontal window, and the roof garden. In a book prepared for a 1932 show of major European and American contemporary architecture, Henry-Russell Hitchcock and Phillip Johnson coined the label “International Style”, and defined formal principles of the style as the emphasis of volume -- the amount of space occupied by a three-dimensional object – over mass, rejection of symmetry, and rejection of applied ornamentation.

The International Style quickly took hold in post World War II America. The style’s structural emphasis and functional efficiency presented an image of organization and progress that appealed to corporations and large public institutions. The style dominated corporate and institutional architecture into the 1970s when it was replaced by postmodernism.

Common features of the style that are evidenced by the Rockville Public Library include the continuous bands of windows and brick that wrap around the corners, the emphatic horizontality of the building, and the use of cantilevered spaces supported by seemingly disproportionate pilotis, and the emphasis of volume rather than mass and weight. In addition, the manipulation of these architectural features on the irregular shaped, sloping lot, with 3 street elevations, make the library a noteworthy example of the International Style.

The relationship between the landform and the building is one of reciprocity; rather than the building being imposed on and thereby dominating the site, the library responds to the changing levels of the topography. The East Jefferson Street façade’s horizontality is emphasized

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by the greater setback in the northwest corner. The curve of the street coupled with changes in the façade and the cantilevered corner create a sense of a sweeping expanse. This manipulation of space creates a sense of movement although the continuous horizontal bands of the International Style are rectilinear and static.

The Maryland Avenue facade, which contains the entrance plaza and recessed entranceway, is not perpendicular to the street edge. The cantilevered sections, which include the corner of Maryland Avenue and East Jefferson Street, and the east elevation of the south appendage, further emphasize the volume of the building. The Vinson Street elevation is a downward slope from the high point of the central area, quickly descending to the entrance plaza, and further descending down to the bowl at the northeast intersection of East Jefferson Street and Maryland Avenue. A square plaza, located at the corner of Vinson Street and Maryland Avenue, fronts the principal entry, which is set at an angle. The eastern elevation of the rear appendage has a cantilevered second floor supported by pilotis, creating a covered walkway to the main entrance.

These cantilevered sections do not seem rooted to the ground or the geometry of the existing street grid. Instead, the geometry of the building's form, as articulated by bands of blond brick spaced between bands of tinted windows, is articulated above and in contrast to the geometry of the block and the lot's changing topography.

The siting of the building's rectilinear form is not perpendicular to the street grid, setting the building apart from its surrounding geometry. Cantilevering the building over the bowl at the bottom of the slope further emphasizes the building's volume existing above and apart from the

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street grid. Making full use of the site's east-west axis, Arthur angled the length of the two-story building along Jefferson Street, creating a wedge-shaped open space that comes to a point at the lowest elevation and most prominent corner of the site. In addition, the subtle ascending projection of the building's stories further emphasizes the visual effect of volume. A spacious entry plaza with public seating, landscaping, and flagstaff signals the principal entrance, providing an architectural focal point and softening the transition from street grid to building's geometry.

Although the Library is less than 50 years old, there has been sufficient scholarly evaluation of the International Style and of the local community to evaluate the Library's significance to that community.

Two of the six examples of Stanley Arthur's work in Rockville have been razed or substantially altered. Given the popularity of the style, the tremendous growth Rockville experienced during the period of the style's popularity in the United States (late 1940s – 1970s) examples of the International Style in Rockville are very limited, especially in the downtown area.

The 1971 Rockville Regional Library has played a significant role in the Rockville community. It was the City's first full-service public library building, the culmination of a century long odyssey to provide a permanent facility for library services and an emblem of Rockville post World War II emergence as a major suburban center. Rockville joined the Montgomery County library system in 1957, having successfully negotiated for a central library in the downtown area. When the library opened in 1971 as the City's first permanent full-service

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library it generated much excitement in the community, and became an established and familiar feature of Rockville's civic streetscape and an enduring venue for the intellectual, social, and cultural activities of the community.

WHEREAS, the Mayor and Council finds and determines that the 1971 Rockville Regional Library meets the City of Rockville criteria for historic designation and satisfies the test for exceptional significance, as defined by National Register Bulletin IX, within the historic context of the City of Rockville, during a period of rapid auto-related suburban expansion, from post WWII – 1984 and the arrival of Metro.

WHEREAS, the Mayor and Council further finds and determines that it is appropriate to place the property formerly known as The Rockville Regional Library and having a street address of 99 Maryland Avenue, Rockville, Maryland, and also known as Tax Map Parcel Nos. N445, N420, N447 and P418, in the subdivision known as the Original Town of Rockville, containing 85,050 square feet of land, more or less, as more fully described in Exhibit 1, in the Historic District; and

WHEREAS, the placement of that portion of the property known as the Rockville Regional Library in the Historic District Zone will:

- a. Safeguard the heritage of the City by preserving the site and structure, which reflects elements of the City's cultural, social, economic, and political history;
- b. Stabilize and improve property values of historic properties;
- c. Foster civic beauty;
- d. Promote the preservation of the site and structure for the education, welfare,

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and pleasure of the residents of Rockville; and

e. Promote the general welfare of the community of the City of Rockville.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that the application of the Mayor and Council of Rockville, MAP2008-00103, requesting the reclassification of the property formerly known as The Rockville Regional Library, having a street address of 99 Maryland Avenue, Rockville, Maryland, and also known as Tax Map Parcel Nos. N445, N420, N447 and P418, in the subdivision known as Original Town of Rockville, containing 85,050 square feet of land, more or less, as more fully described in Exhibit 1, attached hereto and made a part of this Ordinance, be, and the same is hereby, granted, and is hereby included in and made a part of the Historic District; and that said property is hereby rezoned from the O-1 Zone to the O-1(HD) Zone.

* * * * *

I hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Mayor and Council at its meeting of

Claire F. Funkhouser, CMC, City Clerk

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Exhibit 1

(to Ordinance granting Map
Amendment Application
MAP2008-00103)

Description by metes and bounds, courses and distances and plat reference.

1. Beginning at the intersection of the westerly right of way line of Perry Street, 60 feet wide, with the northerly right of way line of Vinson Street, 50 feet wide, thence with said line of Vinson Street S. 88° 50' 15" W. 194.55 feet to a point, thence leaving Vinson Street and running to include a part of the original tract N. 01° 06' 45" W. 131.68 feet to a point, N. 88° 52' 30" E. 112.63 feet to intersect the easterly line of Lot one, aforesaid, thence with said line N. 01° 06' 45" W 200.00 feet to the southerly line of Jefferson Street, 50 feet wide, thence with said line N. 88° 52' 30" E. 11.20 feet to the northwest corner of a tract of land conveyed by Albert M. Bouic, Administrator of the John T. Vinson Estate, to George Peter, by deed dated April 9, 1929, recorded among the aforesaid Land Records in Liber 494 at folio 89, thence with the westerly, or third line of said tract S. 01° 06' 45" E. 200.000 feet to the end thereof, thence with the southerly or fourth line of said tract for part of its N. 88° 52' 30" E. 90.00 feet to intersect the westerly line of Perry Street aforesaid, thence with said line S. 07° 13' 30" W. 132.96 feet to the point of beginning,. Containing 29,113 square feet of land, more or less.

2.) Beginning at a point on the northerly right of way line of Vinson Street, 50 feet wide, S. 88° 50' 15" W. 194.55 feet from the westerly right of way line of Perry Street, 60 feet wide, thence, with said line of Vinson Street, S. 88° 50' 15" W. 87.35 feet to a point, thence leaving Vinson Street and running with the westerly line of the parcel herein described N. 01° 06' 45" W. 197.37 feet to a point, thence leaving said line and running through, over and across lots three, two and one, with bearing parallel to Jefferson Street, N. 88° 52' 30" E. 200.00 feet to intersect the easterly line of Lot one, thence, with said line S. 01° 06' 45" E. 65.64 feet to a point, thence S. 88° 52' 30" W. 112.63 feet to a point, thence, S. 01° 06' 45" E. 131.68 feet to the point of beginning. Containing 24,633 square feet of land, more or less.

3.) Beginning at a point on the southerly right of way line of Jefferson Street, 50 feet wide, S. 88° 52' 30" W. 130.50 feet from the westerly right of way line of Perry Street, 60 feet wide, thence with said line of Jefferson Street S. 88° 52' 30" W. 200.00 feet to a point, thence, leaving Jefferson Street and running with the westerly line of the parcel herein described S. 01° 06' 45" E. 134.36 feet to a point, thence leaving said line and running through, over and across Lots three, two and one with bearing parallel to Jefferson Street, N. 88° 52' 30" E. 200.00 feet to intersect the easterly line of Lot one, thence with said line N. 01° 06' 45" W. 134. 36 feet to the point of beginning. Containing 26,872 square feet of land, more or less.

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4.) Beginning for the same at a point on the westerly line of Perry Street, said point being at the end of the seventh line of a conveyance from Albert M. Bouic, Administrator of the John T. Vinson Estate, and Nannie S. Vinson to Montgomery County, Maryland, by deed dated the 19th day of December 1958, and recorded among the land Records of said County in Liber 2542 at Folio 509 and running thence reversely with said seventh line S 88° 52'30" W 90.00 feet for its full length, thence reversely with the sixth line of said conveyance N 01° 06'45" W 200.00 feet for its full length, to a point on the southerly line of Jefferson Street, thence with the southerly line of Jefferson Street N 88° 52'30" E. 119.30 feet to a point at the southwest corner of Jefferson Street and Perry Street, thence with the westerly line of Perry Street S 07°13'30" W 202.14 feet to the point of beginning. Containing 20,930 square feet of land, more or less.

Saving and excepting however from the first, third and fourthly described parcels above the following parcel of land:

Beginning for the same at the easterly most point of Parcel One as shown on a plan entitled "Street Dedication plat, Jefferson Street" as recorded in Plat Book 78 at Plat 7864 and lying on the westerly right of way of Maryland Avenue (formerly Perry Street); thence running the following courses and distances as adjusted to reflect current survey as follows:

1. South 03° 12'10" West, 60.20 feet with said right of way to a point; thence
2. South 07° 09'19" West, 75.77 feet to a point on a curve; thence
3. 6.48 feet along the arc of a curve deflecting to the right having a radius of 15.00 feet and a chord bearing and distance of South 20° 59'49" West, 6.48 feet to a point on the northerly right of way of Jefferson Street; thence running with said right of way of Jefferson Street
4. North 62° 46'15" West, 162.28 feet to a point on a curve; thence
5. 6.45 feet along the arc of a curve deflecting to the left having a radius of 381.57 feet and a chord bearing and distance of North 58° 02'19" West, 6.45 feet to a point; thence leaving said right of way and running in, through, over and across aforesaid Parcel One.
6. North 01° 14' 48" West, 60.25 feet to a point on the northerly boundary line of Parcel One; thence following said northerly boundary line.
7. North 88° 50'11" East, 166.22 feet to the point of beginning.

Containing 16,493.83 square feet of land or .38 acres of land.